

ORDINANCE NO. 970306-J

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

7,397 SQUARE FOOT TRACT OF LAND OUT OF LOT 3 CROW ADDITION 1 SUBDIVISION, FROM "CS" COMMERCIAL SERVICES DISTRICT TO "CS-1" COMMERCIAL-LIQUOR SALES DISTRICT, LOCALLY KNOWN AS 7522 NORTH IH 35 SERVICE ROAD SOUTHBOUND, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "CS" Commercial Services district to "CS-1" Commercial-Liquor Sales district on the property described in File C14-96-0155, as follows:

7,397 square foot tract of land out of Lot 3, Crow Addition 1 Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 7522 North IH 35 Service Road Southbound, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on March 17, 1997.

PASSED AND APPROVED

March 6

, 1997.

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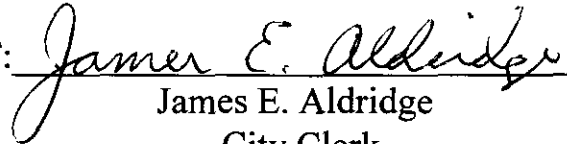
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

7397 SQ. FT.
LOT 3 CROW ADDITION 1
SOUTHEAST TEXAS INNS

FN NO. 96-308 (JTB)
NOVEMBER 25, 1996
BPI JOB NO. 678-02.99

DESCRIPTION

OF A 7397 SQ. FT. TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING OUT OF AND A PART OF LOT 3 CROW ADDITION 1, A SUBDIVISION OF RECORD IN BOOK 96, PAGE 384 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 7397 SQ. FT. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found being the northwesterly corner of said Lot 3, same being an exterior ell corner in the northerly line of Lot 4 of said Crow Addition 1 and also being in the southerly line of Lot 1C of Chevy Chase Center Apartments, a subdivision of record in Book 45, Page 5 of said plat records;

THENCE, S59°35'40"E, along the common line of said Lot 3 and said Lot 1C, a distance of 80.67 feet to a point;

THENCE, S30°24'20"W, leaving said common line over and across said Lot 3, a distance of 87.00 feet to the POINT OF BEGINNING for the northwesterly corner hereof;

THENCE, continuing over and across said Lot 3, the following eighteen (18) courses and distances:

- 1) S59°36'00"E, a distance of 42.00 feet to an angle point;
- 2) S30°24'00"W, a distance of 28.00 feet to an angle point;
- 3) S59°36'00"E, a distance of 60.16 feet to an angle point;
- 4) N30°24'00"E, a distance of 32.33 feet to an angle point;
- 5) S59°36'00"E, a distance of 63.50 feet to an angle point;
- 6) S30°24'00"W, a distance of 3.50 feet to an angle point;
- 7) S59°36'00"E, a distance of 8.50 feet to an angle point;
- 8) S30°24'00"W, a distance of 30.50 feet to an angle point;
- 9) S59°36'00"E, a distance of 7.00 feet to an angle point;
- 10) S30°24'00"W, a distance of 43.33 feet to the southeasterly corner hereof;
- 11) N59°36'00"W, a distance of 16.33 feet to an angle point;
- 12) N30°24'00"E, a distance of 6.00 feet to an angle point;
- 13) N59°36'00"W, a distance of 31.33 feet to an angle point;


EXHIBIT "A"

FN NO. 96-308 (JTB)
NOVEMBER 25, 1996
PAGE 2

- 14) N30°24'00"E, a distance of 33.00 feet to an angle point;
- 15) N59°36'00"W, a distance of 91.49 feet to an angle point;
- 16) S30°24'00"W, a distance of 28.00 feet to an angle point;
- 17) N59°36'00"W, a distance of 42.00 feet to the southwesterly corner hereof;
- 18) N30°24'00"E, a distance of 62.00 feet to the POINT OF BEGINNING containing an area of 7397 sq. ft. of land, more or less, within these metes and bounds.

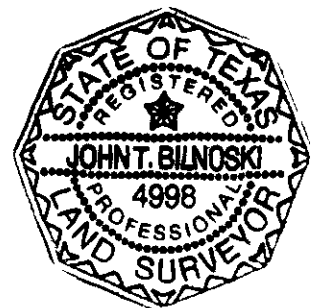
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVES ROAD
SUITE 200
AUSTIN, TEXAS 78746

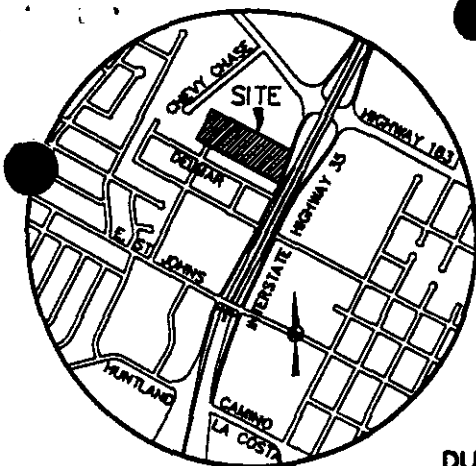


JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS

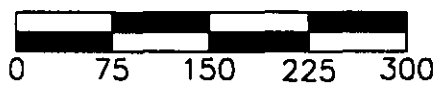
11/25/96
DATE



SKETCH TO ACCOMPANY DESCRIPTION OF 7397 SQ. FT. OUT OF THE CROW ADDITION 1



VICINITY MAP
N.T.S.



LEGEND

- 1/2" IRON ROD FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- IRON PIPE FOUND

LINE TABLE

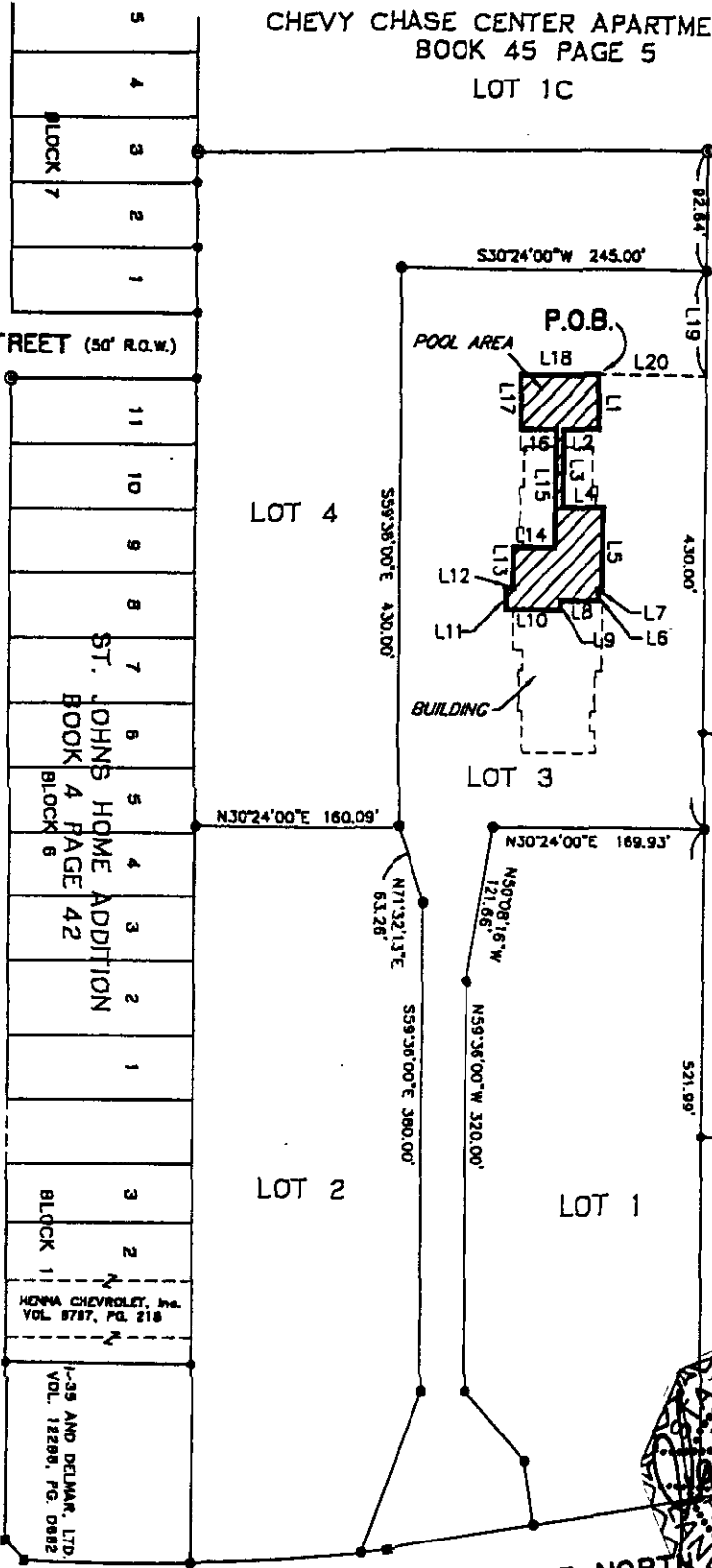
No.	Bearing	Distance
L1	S59°36'00"E	42.00'
L2	S30°24'00"W	28.00'
L3	S59°36'00"E	60.16'
L4	N30°24'00"E	32.33'
L5	S59°36'00"E	63.50'
L6	S30°24'00"W	3.50'
L7	S59°36'00"E	8.50'
L8	S30°24'00"W	30.50'
L9	S59°36'00"E	7.00'
L10	S30°24'00"W	43.33'
L11	N59°36'00"W	16.33'
L12	N30°24'00"E	6.00'
L13	N59°36'00"W	31.33'
L14	N30°24'00"E	33.00'
L15	N59°36'00"W	91.49'
L16	S30°24'00"W	28.00'
L17	N59°36'00"W	42.00'
L18	N30°24'00"E	62.00'
L19	S59°35'40"E	80.67'
L20	S30°24'20"W	87.00'

DUVAL STREET (50' R.O.W.)

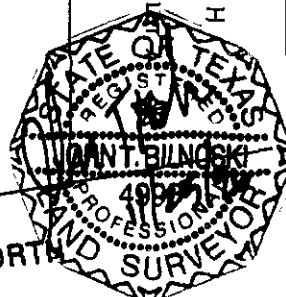
DELMAR AVENUE (R.O.W. VARIES)

CHEVY CHASE CENTER APARTMENTS
BOOK 45 PAGE 5
LOT 1C

CHEVY CHASE CENTER APARTMENTS
BOOK 45 PAGE 5
LOT 1C



Lot B
RESUB. of LOT 1 REBUB. TRACT H
CHEVY CHASE CENTER/AUSTIN
BOOK 76, PAGE 201



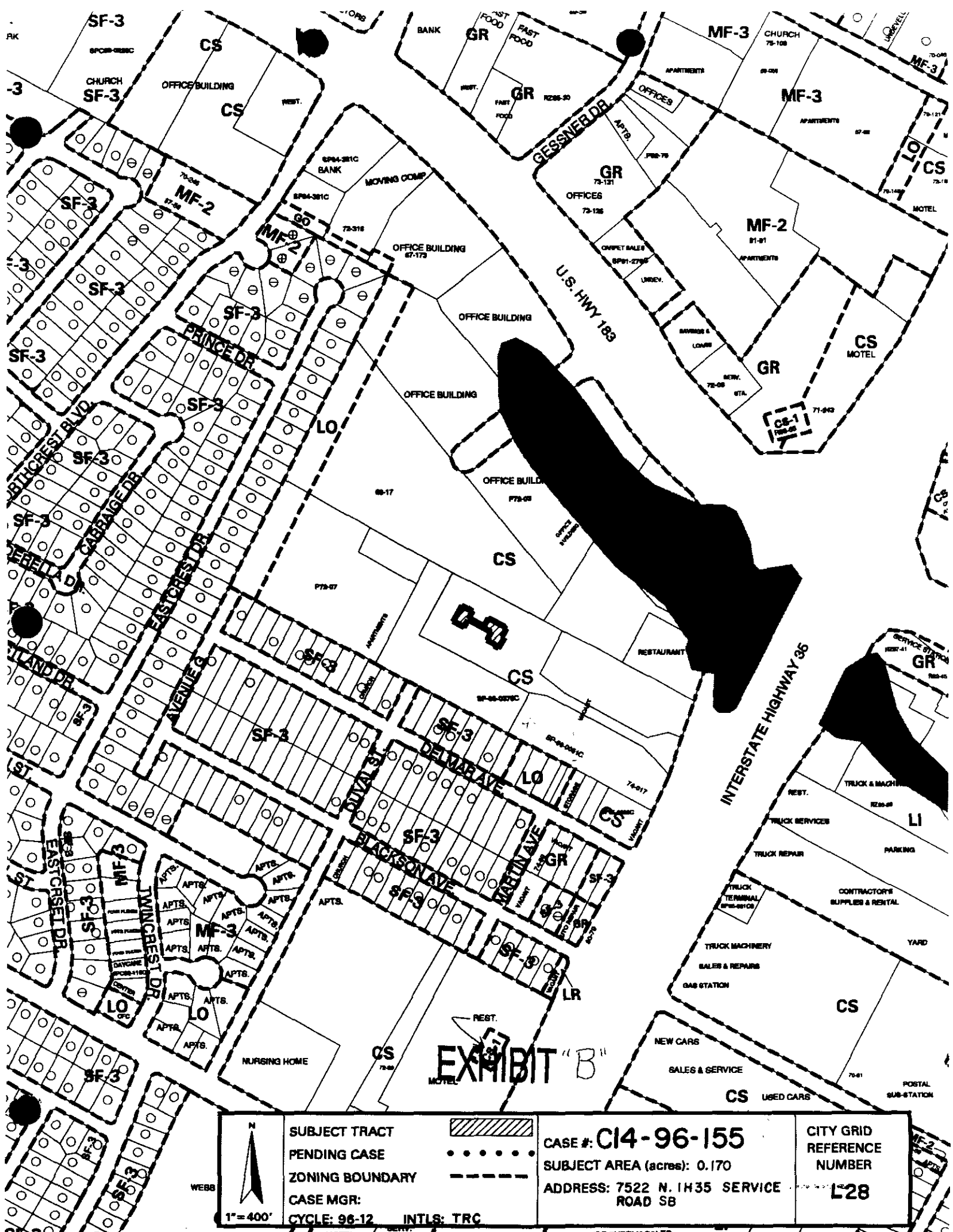
INTERSTATE HIGHWAY 35 NORTH

SKETCH TO ACCOMPANY DESCRIPTION

OF A 7397 SQ. FT. TRACT OF LAND
OUT OF AND A PORTION OF LOT 3 OF THE CROW ADDITION 1
A SUBDIVISION OF RECORD IN BOOK 96, PAGE 384
SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SOUTHEAST
TEXAS INNS

Bury+Pittman, Inc.
Consulting Engineers and Surveyors
Austin, Texas Tel 512/388-0111 Fax 512/388-0282
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<p>N</p> <p>1" = 400'</p>	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR:</p> <p>CYCLE: 96-12 INTLS: TRC</p>	<p>CASE #: C14-96-155</p> <p>SUBJECT AREA (acres): 0.170</p> <p>ADDRESS: 7522 N. IH35 SERVICE ROAD SB</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>L28</p>
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Austin American-Statesman

PO#: 970306J
Ad ID#: 3PM400600
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

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AN ORDINANCE REZONING AND
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COMPANYING CHAPTER 13-2 OF
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7.397 SQUARE FOOT TRACT OF
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TION 1 SUBDIVISION FROM "CS-1"
COMMERCIAL SERVICES DISTRICT
TO "CS-1" COMMERCIAL-LIQUOR
SALES DISTRICT, LOCALLY KNOWN
AS 7522 NORTH IH 35 SERVICE ROAD
SOUTHBOUND, IN THE CITY OF AUS-
TIN, TRAVIS COUNTY, TEXAS.
MAYOR BRUCE TODD
AUSTIN, TEXAS

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

Jeneen Swail

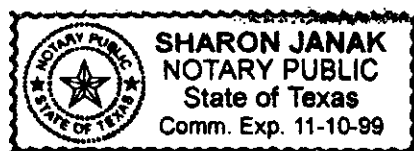
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	3/27/97	Last Published:	3/27/97
Times Published:	1	Classification:	9980
Lines:	16	Cost:	\$41.92

and that the attached is a true copy of said advertisement.

Jeneen Swail

SWORN AND SUBSCRIBED TO BEFORE ME, this the 28th day of March 1997



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541